

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/4 Marie Crescent, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$175,000

&

\$185,000

### Median sale price

Median price

\$262,750

\*House

\*Unit

X

Suburb  
or locality

Wendouree

Period - From

13/02/18

to

13/02/19

Source

CoreLogic

### Comparable property sales

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/15 Webbcona Parade, Wendouree Vic 3355	\$192,000	03/12/2018
1/52 Montgomery Street, Wendouree Vic 3355	\$185,000	21/12/2018
6/500 Gillies Street North, Wendouree Vic 3355	\$208,000	14/09/2018